

SOURCE: HUD  
 STATE: WASHINGTON  
 MSA: SPOKANE, WA  
 EFFECTIVE: Rents – June 26, 2010  
 Incomes – May 14, 2010



City of Spokane  
 Community Development  
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FY 2010 ESTIMATED MEDIAN INCOME: \$60,300

		-----2010 INCOME LIMITS-----								
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	9 PERSON <sup>▲</sup>
AREA MEDIAN INCOME	(100% AMI)	42,300	48,300	54,300	60,300	65,200	70,000	74,800	79,600	84,400
LOW-INCOME	(80% AMI)	33,800	38,600	43,450	48,250	52,150	56,000	59,850	63,700	67,550
65% OF MEDIAN INCOME <sup>x</sup>	(65% AMI)	27,500	31,400	35,300	39,200	42,400	45,500	48,600	51,750	54,850
VERY LOW-INCOME	(50% AMI)	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	42,200
EXTREMELY LOW-INCOME	(30% AMI)	12,700	14,500	16,300	18,100	19,550	21,000	22,450	23,900	25,350

		-----2010 HOME PROGRAM RENTS-----							
		SRO <sup>♦</sup>	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)		337	450	528	695	954	1079	1241	1403
30 OF 65 RENT <sup>x</sup>			*450	*528	*695	*954	1079	1173	1266
30 OF 50 RENT			*450	*528	678	784	875	965	1055
30 OF 30 RENT			317	340	407	470	525	578	633

AMI – Area Median Income

<sup>▲</sup>Calculate AMI for a larger than 9-person household by adding 8% for each member over 4-person AMI and round to nearest \$50 (i.e., 9-person is 140% of 4-person AMI).

<sup>x</sup>Household income exceeding 65% AMI for tenants who initially income qualified to occupy HOME assisted rental units can result in a rent increase to the 30 of 65 Rent.

<sup>♦</sup>HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

\*Although HUD's rent calculation exceeds FMR for this unit, HOME regulations do not allow rents to exceed FMR. Consequently, this rent is capped at FMR.